

****ADOPTED MAY 2, 2011****

DELANCO TOWNSHIP

ORDINANCE 2011-16

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO, SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" TO MODIFY STANDARDS PERTAINING TO MARINAS

WHEREAS, the Planning Board adopted a comprehensive revision to the Master Plan in February 2009;

WHEREAS the Township Committee of the Township of Delanco ("Township") seeks to implement certain recommendations in that Master Plan related to marinas;

NOW, WHEREFORE, IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco as follows:

SECTION I.

§110-10.P entitled "Marinas and marine-related facilities in the R-6, LDR/OS-3, and WFD-AH Zoning Districts," shall be stricken and replaced with the following:

"P. Marinas and marine-related facilities shall be permitted in the R-4, R-6, I-1, LDR/OS-3 and LDR/OS-5 Districts in accordance with the following standards:

- (1) Marina and marine-related facilities shall be permitted alone or in combination with each other, provided that a minimum of four of the following services are provided as follows:
 - (a) Marina and fishing pier.
 - (b) Boat storage on trailers
 - (c) Boat maintenance.
 - (d) Retail marina and repair shops.
 - (e) Boat launches.
 - (f) Marina-related administrative offices.
 - (g) Boat fueling areas.
 - (h) Restaurants (Both eat in and consumption out of doors or outside of the confines of the restaurant to encourage physical connection to the water)
- (2) Two single-family residential dwellings located within the marina parcel shall be permitted if they do not exceed 3,000 square feet each.
- (3) One accessory apartment located within the marina parcel for the use of caretakers or employees shall be permitted if it does not exceed 900 square feet.
- (4) Area and bulk regulations. The area and bulk regulations for R-6 and LDR/OS-3 Zoning Districts, unless otherwise indicated below, shall be in accordance with the requirements set forth in this section:
 - (a) Minimum lot area or assemblage of lots, not including public streets shall be three acres.

- (b) Shall be within or immediately adjacent to the LDR/OS or M/OS zoning district.
- (c) Minimum front yard shall be 5 feet for R-6 Zoning District and 25 feet for LDR/OS-3 and LDR/OS-5 Zoning Districts.
- (d) Minimum side yards shall be 15 feet for R-6 Zoning District and 30 feet for LDR/OS-3 and LDR/OS-5 Zoning Districts.
- (e) Minimum rear yards may be zero subject to state and federal environmental regulations.
- (f) Maximum impervious coverage shall be 70%.
- (g) Maximum building lot coverage shall be 30%.
- (h) Landscape buffer areas shall be designed and installed pursuant to §110-15.
- (i) Boat fuel storage containers in excess of 2,000 gallons shall be located a minimum of 30 feet from all property lines.
- (j) No outdoor restaurant seating areas may be located within 30 feet of a residential property line.
- (k) Boats may be stored upon racks where the topmost portion of any rack or boat, whichever is higher, shall not exceed 28 feet in height. No boats upon racks shall be located within 50 feet of a residential property line."

SECTION II.

The following parking standards shall be added at §11-14A(7) "Marina" alphabetically between "Manufacturing, assembly and fabrication" and "Medical Professional":

0.5 parking spaces per boat slip plus 2 parking spaces for each residential dwelling unit plus 1 space for every four restaurant seats.

SECTION III.

The following Conditional Use shall be added at §110-27.C(6) in the R-4 Zoning District:

"(6) Marina and marine-related facility."

SECTION IV.

A new paragraph shall be added at §110-31.E in the LDR/OS-5 Zoning District as follows:

"E. Conditional Uses. The following conditional uses shall meet the requirements set forth in §110-10:

- (1) Marina and marine-related facility."

SECTION V.

§110-32.E, M and N in the WFD/AH Zoning District pertaining to marinas shall be stricken. The remaining paragraphs shall be renumbered consecutively.